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0319.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

560,500 / 560,500

USE VALUE:

560,500 / 560,500

ASSESSED:

560,500 / 560,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP

Unit #: 319

Owner 1: KEELER MARY L

Owner 2:

Owner 3:

Street 1: 95 CLARKS FARM RD

Street 2:

Twn/City: CARLISLE

St/Prov: MA Cntry: Own Occ: N

Postal: 01741 Type:

PREVIOUS OWNER

Owner 1: KEELER MARY L/TRUSTEE -

Owner 2: MARY L KEELER INVESTMENT TRUST -

Street 1: 1 WATERMILL PLACE #319

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1229 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	560,500			560,500			
Total Card		0.000	560,500			560,500	Entered Lot Size		
Total Parcel		0.000	560,500			560,500	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	456.06	/Parcel: 456.0	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	544,900	0	.	.	544,900	544,900	Year End Roll	12/18/2019
2019	102	FV	509,100	0	.	.	509,100	509,100	Year End Roll	1/3/2019
2018	102	FV	422,700	0	.	.	422,700	422,700	Year End Roll	12/20/2017
2017	102	FV	393,900	0	.	.	393,900	393,900	Year End Roll	1/3/2017
2016	102	FV	393,900	0	.	.	393,900	393,900	Year End	1/4/2016
2015	102	FV	357,100	0	.	.	357,100	357,100	Year End Roll	12/11/2014
2014	102	FV	332,300	0	.	.	332,300	332,300	Year End Roll	12/16/2013
2013	102	FV	332,300	0	.	.	332,300	332,300		12/13/2012

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes
KEELER MARY L/T		66064-1		9/14/2015	Convenience			1	No	No	
KEELER THOMAS R		64607-54		12/4/2014	Estate/Div			1	No	No	
COSTELLO DORIS		58559-410		2/27/2012			320,000	No	No		
TOULOUPOULOS JOH		32276-246		1/25/2001			321,000	No	No		
		19241-268		8/1/1988			236,250	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2017	Measured	DGM	D Mann
5/27/2012	MLS	EMK	Ellen K
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 7	- Condo Garden			Full Bath: 2	Rating: Average			Building Number 1.											
Sty Ht: 1	- 1 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath:	Rating:														
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:														
Sec Wall: 6	- Stucco			OthrFix:	Rating:														
Roof Struct: 4	- Flat			OTHER FEATURES															
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average														
Color: BRICK				A Kits:	Rating:														
View / Desir: N	- NONE			Frl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C	- Average			CONDOS INFORMATION															
Year Blt: 1988	Eff Yr Blt:			Location: F	- Front														
Alt LUC:	Alt %:			Total Units:															
Jurisdict:	Fact: .			Floor: 3	- 3rd Floor														
Const Mod:				% Own:	0.904900014														
Lump Sum Adj:				Name: 25	- 6040														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GD	- Good			14.	%			No Unit	RMS	BRS	FL				
Prim Int Wall: 1	- Drywall			Functional:								1	4	2	0				
Sec Int Wall:				Economic:															
Partition: T	- Typical			Special:															
Prim Floors: 4	- Carpet			Override:															
Sec Floors:				Total:	14.9 %														
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES				SUB AREA							
Subfloor:				Basic \$ / SQ:	320.00			Rate	Parcel ID	Typ	Date	Sale Price			SUB AREA DETAIL				
Bsmnt Gar: 1				Size Adj.: 0.98820180															
Electric: 3	- Typical			Const Adj.: 0.97656715															
Insulation: 2	- Typical			Adj \$ / SQ: 308.815															
Int vs Ext: S				Other Features: 45430															
Heat Fuel: 3	- Electric			Grade Factor: 1.00															
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.54999995															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 658693															
% Com Wall	% Sprinkled:			Depreciation: 98145															
				Depreciated Total: 560548															
MOBILE HOME				WtAv\$/SQ:				AvRate:				Ind.Val:				IMAGE			
Make:																			
SPEC FEATURES/YARD ITEMS				Juris. Factor:				Before Depr:	478.66			Final Total:	560500			Val/Su SzAd:	456.06		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
PARCEL ID 058.C-0001-0319.0																			
More: N				Total Yard Items:				Total Special Features:				Total:							